007.0	0005	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,063,600	/	1,063,600
USE VALUE:	1,063,600	/	1,063,600
ASSESSED:	1,063,600	/	1,063,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5	-7	LAKEHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LINEBERRY NEIL B
Owner 2:	ANDERSON CHANEL
Owner 3:	
Street 1:	7 LAKEHILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	AIKENHEAD ELLEN T -
Owner 2:	HALLIDAY MARK D -
Street 1:	54 BRANTWOOD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,742 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Asphalt Exterior and 2574 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4742.000	613,800		449,800	1,063,600
Total Card	0.109	613,800		449,800	1,063,600
Total Parcel	0.109	613,800		449,800	1,063,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.21 | /Parcel: 413.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	6567
GIS Ref	
GIS Ref	
Insp Date	02/15/18

!703!

PREVIOUS ASSESSMENT

Parcel ID: 007.0-0005-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	613,100	0	4,742.	449,800	1,062,900	1,062,900	Year End Roll	12/18/2019
2019	104	FV	344,100	0	4,742.	477,900	822,000	822,000	Year End Roll	1/3/2019
2018	104	FV	344,100	0	4,742.	348,600	692,700	692,700	Year End Roll	12/20/2017
2017	104	FV	322,700	0	4,742.	303,600	626,300	626,300	Year End Roll	1/3/2017
2016	104	FV	322,700	0	4,742.	258,600	581,300	581,300	Year End	1/4/2016
2015	104	FV	287,600	0	4,742.	253,000	540,600	540,600	Year End Roll	12/11/2014
2014	104	FV	287,600	0	4,742.	208,000	495,600	495,600	Year End Roll	12/16/2013
2013	104	FV	299,200	0	4,742.	197,900	497,100	497,100		12/13/2012

PRINT

Date	Time
12/10/20	16:26:31

LAST REV

Date	Time
11/14/19	10:53:54

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 703

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AIKENHEAD ELLEN	71763-592	1	10/18/2018		1,175,000	No	No		
ASSARIAN MICHAE	71375-262		7/26/2018	Change>Sale	950,000	No	No		
	12958-542		4/9/1976		40,000	No	No		N

USER DEFINED

Prior Id # 1:	6567
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/5/2019	298	Inter Fi	67,649	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/15/2018	MEAS&NOTICE	BS	Barbara S
5/13/2009	Measured	372	PATRIOT
3/24/2000	Inspected	264	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4742		Sq. Ft.	Site		0	80.	1.19	1									449,807						449,800	

Total AC/HA: 0.10886 | Total SF/SM: 4742 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 449,807 | Spl Credit | Total: 449,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	11 - Asphalt		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10572910
Const Adj.:	1.05345368
Adj $ / SQ:	198.022
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	688122
Depreciation:	74317
Depreciated Total:	613805

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

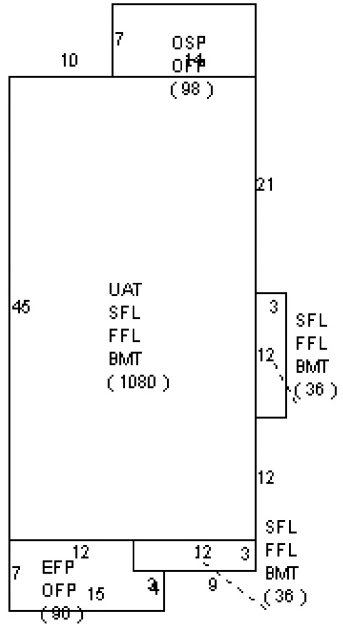
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	198.02
Special Features:	0	Val/Su Net:	149.20
Final Total:	613800	Val/Su SzAd	266.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,152	59.410	68,436
FFL	First Floor	1,152	198.020	228,121
SFL	Second Floor	1,152	198.020	228,121
UAT	Upper Attic	270	138.620	37,426
OFP	Open Porch	194	26.340	5,110
OSP	Screen Porch	98	38.630	3,786
EFP	Enclos Porch	96	58.560	5,621
	Net Sketched Area:	4,114	Total:	576,621
Size Ad	2304	Gross Are	4924	FinArea 2574

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.0-0005-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	